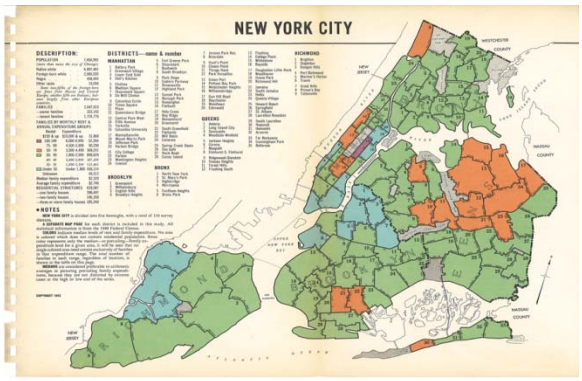
1943 Profile of the Park Versailles, Bronx area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co., the Daily Mirror, and Hearst Consolidated Publications

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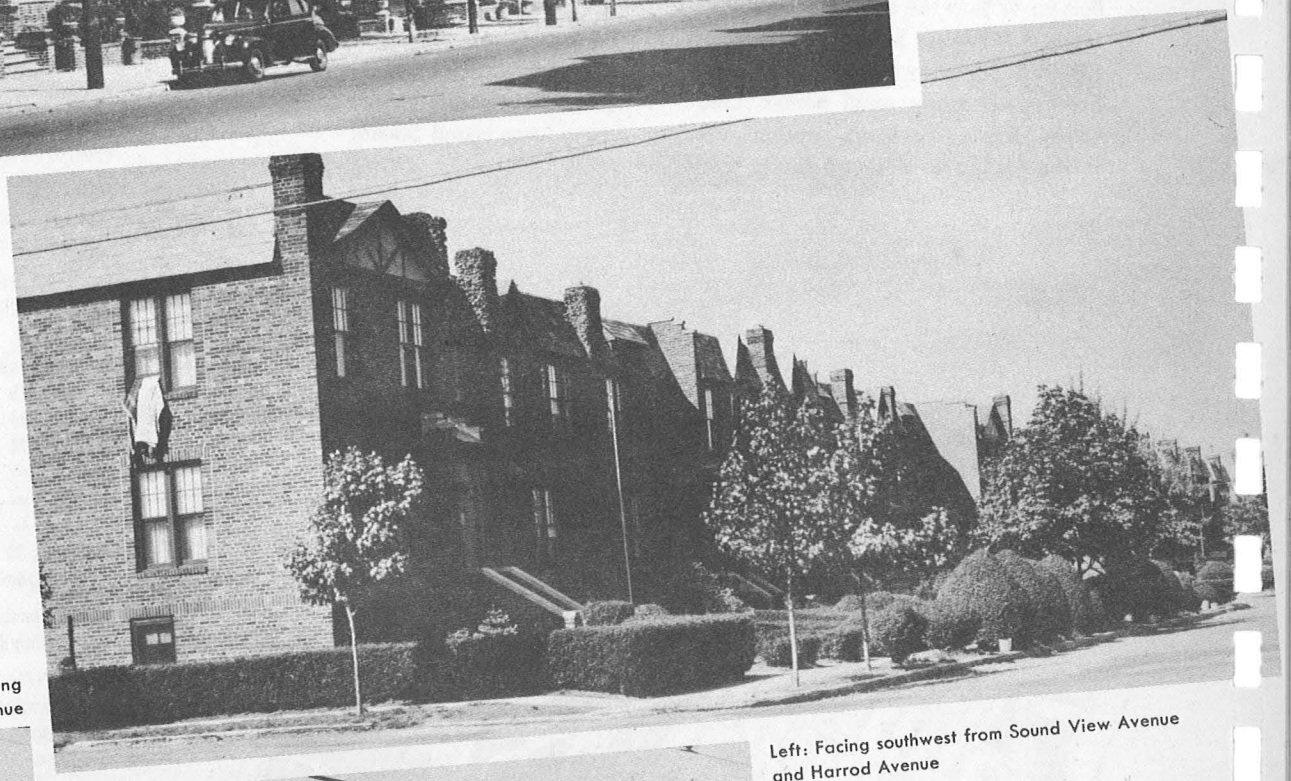
For other 1943 profiles, please visit www.1940snewyork.com

BRONX 12

Park Versailles



Above: Bronx River Avenue between Elder Avenue and Wheeler Avenue

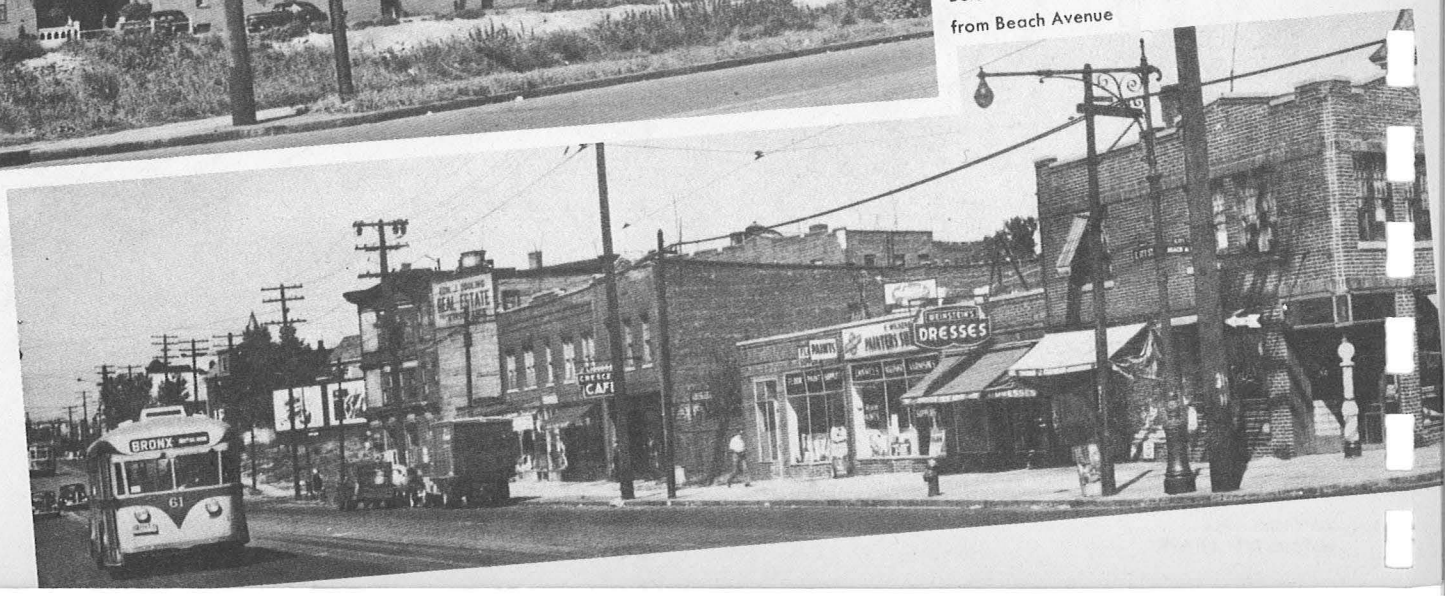


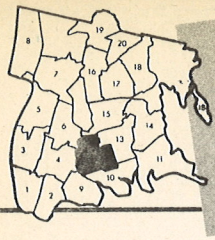
Left: Facing southwest from Sound View Avenue and Harrod Avenue

Right: Watson Avenue looking southwest from Underhill Avenue



Below: Facing north on East 177th Street from Beach Avenue





NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

Park Versailles

Park Versailles is a rapidly growing residential district of middle-class buying power. Three to six-story apartment houses predominate in the central and eastern portions. The southwest area contains the new City Housing Authority development catering to low-salaried groups. In the older neighborhoods one and two-family houses are the rule. Principal shopping streets are Tremont, Beach, and Gleason Avenues, White Plains Road, East 174th Street and, in increasing importance, Westchester Avenue and 177th Street, which border on the new Parkchester community development.

POPULATION	54,879
(larger than Stockton, Calif.)	
Native white	36,073
Foreign-born white	18,714
Negro	73
Other races	19

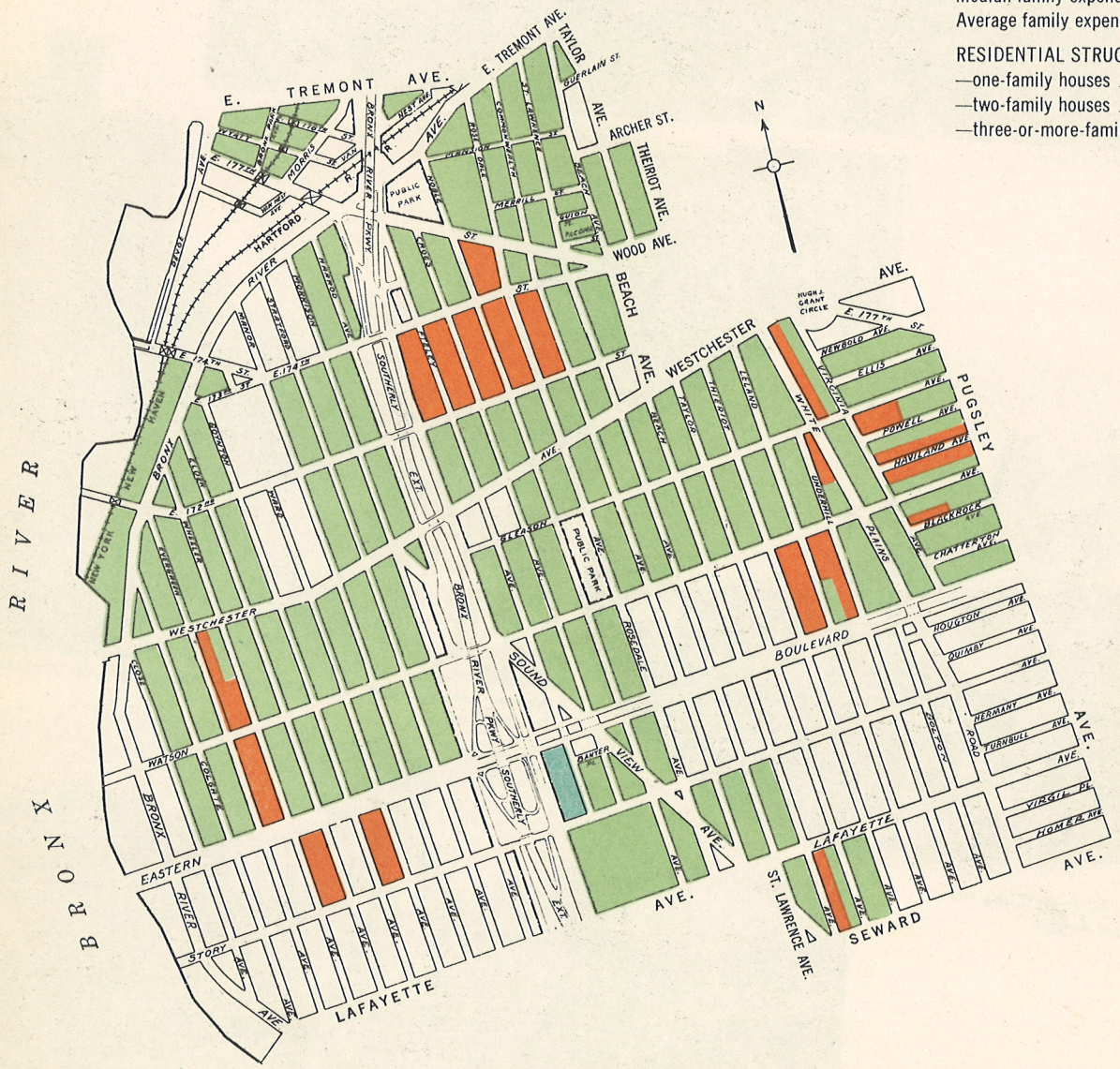
Majority of the foreign-born are Russian and Central European Jews; many Italians in the east central portion.

FAMILIES	14,489
—owner families	1,688
—tenant families	12,801

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
$150 & up	$10,000 & up	13
100-149	6,000-9,999	48
75- 99	4,500-5,999	146
50- 74	3,000-4,499	2,892
30- 49	1,800-2,999	10,204
40- 49	*2,400-2,999*	*4,860*
30- 39	*1,800-2,399*	*5,344*
Under 30	Under 1,800	800
Unknown		386

Median family expenditure	$2,512
Average family expenditure	$2,635
RESIDENTIAL STRUCTURES	2,677
—one-family houses	416
—two-family houses	1,132
—three-or-more-family houses	1,129



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